



AIRPORT LAND USE COMMISSION (ALUC)

2021-2029 Sixth Cycle Housing Element Overture Notice of Intent

April 5, 2022

City Council Meeting



Background:

- On February 1 ,2022 - City Council approved the City of Costa Mesa 2021-2029 Sixth Cycle Housing Element update.
- The Airport Land Use Commission (ALUC) is required pursuant to the Public Utilities Commission (PUC) to review any updates to general plan, specific plans and zoning ordinances that are influenced by Airport Planning Areas.
- The ALUC is an advisory agency and final land use determinations rest with the City. The City Council may overrule the Commission by a two-thirds vote.
- Costa Mesa Airport Planning influence area is generally located near the interchange of the 405 and 55 freeways.

Background:

- The ALUC has reviewed several housing elements recently for adjacent cities and similar to the City Housing Element review has determined inconsistency issues.
- The ALUC frequent Housing Element inconsistency issues may be a result of the High RHNA allocations Countywide.
- March 17, 2022 - the ALUC reviewed the Costa Mesa's Housing Element update and determined it to be inconsistent with the Airport Land Use Plan.
- The PUC allows for the City to overrule the ALUC Housing Element determination of inconsistency.
- The other neighboring cities are also overruling the ALUC Housing Element determinations (including Newport Beach and Irvine).

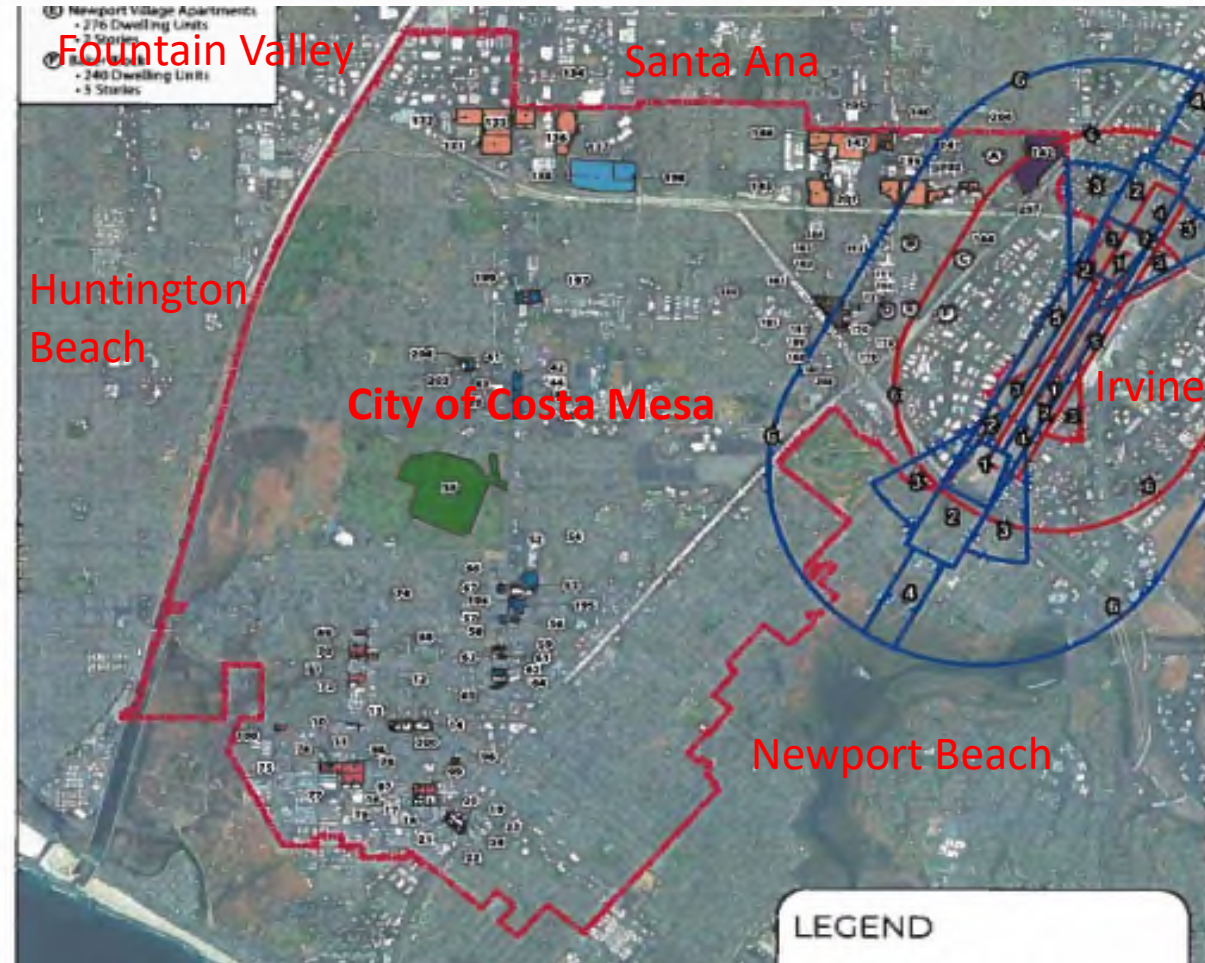


ALUC Review



ALUC Review

John Wayne Airport ALUC Planning Area



ALUC Review

- The ALUC determined inconsistency only related to building height for 9 out of 99 housing sites, all located in the North Costa Mesa Specific Plan.
- The Housing Element does not change building height.
- ALUC expressed no other issues with Housing Element

Sites with Building Height Allowed at 180 feet

- Site 144 (589 Anton Boulevard)
- Site 206 and 207 (545 Anton Boulevard)



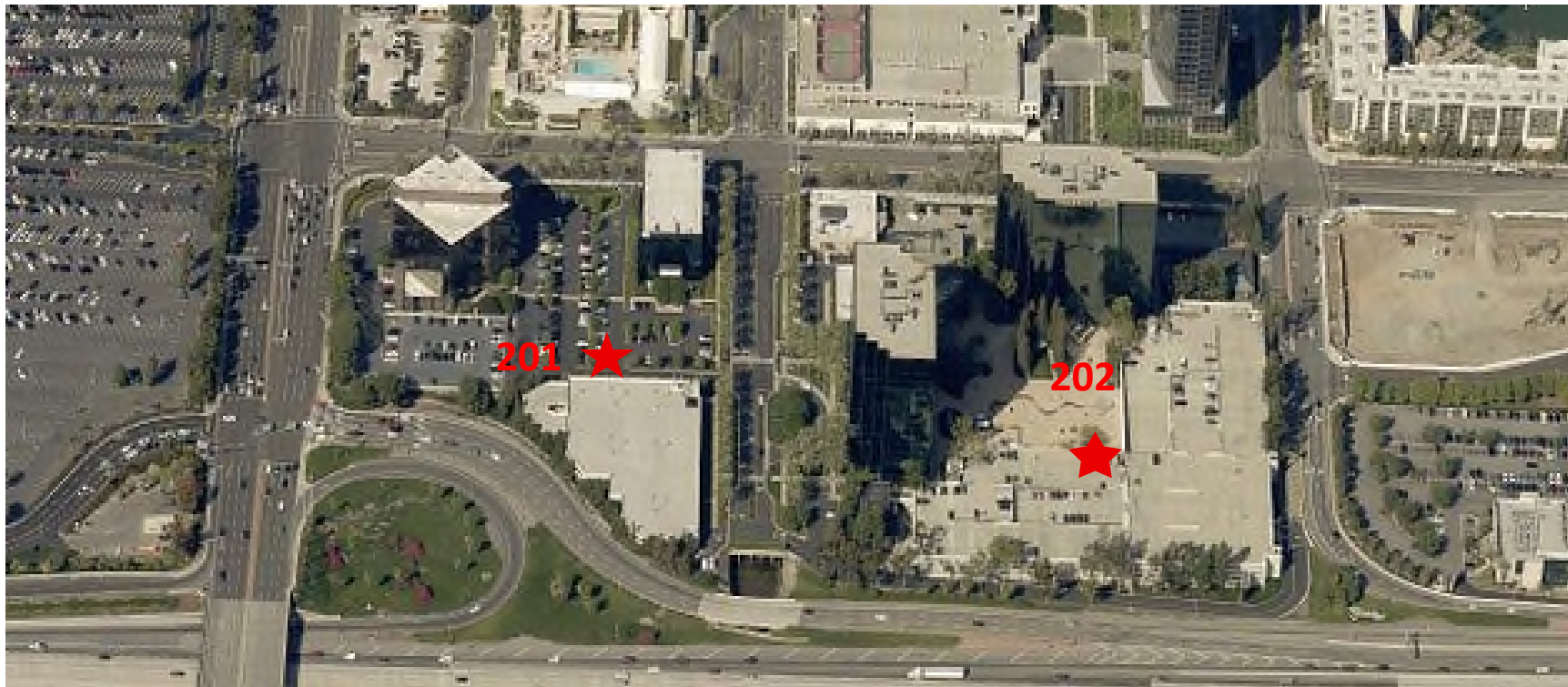
Sites with Building Height Allowed at 315 feet

- Site 139 (3400 Bristol Street)
- Site 140 (685 Sunflower Avenue)
- Site 141 (3410 Bristol Street)
- Site 205 (3420 Bristol Street)



Sites with Building Height Allowed at 315 feet

- Site 201 (3201 Park Center Dr.)
- Site 202 (601 Anton Blvd.)



Public Utilities Code (PUC)

ALUC Override Procedure:

To overrule, the City must hold two City Council hearings:

First Hearing – Purpose is to approve findings per PUC for overrule and forward to ALUC for 30-day review. ALUC can provide comments back to the City within 30 days.

Second Hearing – Must be 45 days from the first hearing. Purpose is to consider ALUC comments and approve the overrule.

Staff Recommendation:

1. Conduct a public hearing and adopt a Resolution regarding the City's intent to overrule the ALUC inconsistency determination for Housing Element update; and
2. Direct City staff to forward the Resolution to the ALUC, and after 45 days schedule a City Council public hearing to consider overruling ALUC's determination.



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ALUC Review:

Airport Land Use Criteria:

- Minimize risks associated with infrequent aircraft accidents.
- Safety of people on the ground and property.
- Protection of obstructions for aircraft.
- Reduction of noise to people (via aircraft type, timing and frequency of flights)

Findings to Overrule

1. It is in the public interest to provide for the orderly development of each public use airport in this state and the area surrounding these airports so as to promote the overall goals and objectives of the **California airport noise standards** adopted pursuant to Section 21669 and to prevent the creation of new noise and safety problems.
2. It is the purpose of this article to **protect public health, safety, and welfare** by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports **to the extent that these areas are not already devoted to incompatible uses.**

APPOINTMENTS TO THE PARKS, ARTS AND COMMUNITY SERVICES COMMISSION, AND VARIOUS CITY COMMITTEES

City Council Meeting
April 5, 2022



PARKS, ARTS, AND COMMUNITY SERVICES COMMISSION

- Make one (1) appointment to fill vacancy in District 3 (Mayor Pro Tem Marr) with a term expiration of January 2023



ANIMAL SERVICES COMMITTEE

- Make four (4) regular member appointments and two (2) alternate appointments to fill the vacancies with term expiration of April 2024.
- Appointments by Council Member Gameros as liaison to the Committee.



BIKEWAY AND WALKABILITY COMMITTEE

- Make six (6) regular member appointments and two (2) alternate appointments to fill the vacancies with term expiration of April 2024
- Bikeway and Walkability Committee appointments effective May 1st
- Appointments by Council Member Harlan as liaison to the Committee.
- Rename the Bikeway and Walkability Committee to the Active Transportation Committee.



CULTURAL ARTS COMMITTEE

- Make four (4) regular member appointments with a term expiration of April 2024
- Make one (1) regular member appointment with term expiration of April 2023.
- Appointments by Council Member Gameros as liaison to the Committee.



FAIRVIEW PARK STEERING COMMITTEE

- Make one (1) alternate appointment with a term expiration of April 2023
- Make one (1) alternate appointment with term expiration of April 2025.
- Appointments by Council Member Reynolds as liaison to the Committee.



FINANCE AND PENSION ADVISORY COMMITTEE (FIPAC)

- Make four (4) regular member appointments to fill the vacancies with a term expiration of April 2024.
- Make one (1) regular member appointment to fill the vacancy with term expiration of April 2023.
- Appointments by Mayor Stephens as liaison to the Committee.



HISTORICAL PRESERVATION COMMITTEE

- Make four (4) regular member appointments and two (2) alternate appointments to fill vacancies with a term expiration of April 2024.
- Appointments by Council Member Chavez as liaison to the Committee.



HOUSING & PUBLIC SERVICES GRANTS COMMITTEE

- Make four (4) regular member appointments and one (1) alternate appointment to fill vacancies with a term expiration of April 2024.
- Appointments by Council Member Chavez as liaison to the Committee.



MOBILE HOME PARK ADVISORY COMMITTEE

- Make one (1) appointment to fill the Park Owner or his/her Representative vacancy, two (2) Mobile Home Resident Owners vacancies, and one (1) Independent Citizen At-large vacancy with a term expiration of April 2024.
- Appointments by Mayor Stephens as liaison to the Committee.





QUESTIONS